

COMMUNITY MEETING REPORT
Petitioner: Hanover R.S. Limited Partnership
Rezoning Petition No. 2020-059

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on May 29, 2020. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, June 11, 2020 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Bo Buchanan and Kayvan Zarea of the Petitioner, Nate Doolittle of LandDesign, Louis Stephens, the property owner, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2020-059.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, July 20, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. However, at this point, we do not know if the Public Hearing will be an in-person meeting or a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that July 20, 2020 is the earliest that the Public Hearing could be held with respect to this rezoning request. It is always possible that the Public Hearing could be deferred.

The Zoning Committee Work Session is currently scheduled for Tuesday, August 4, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, we do not know if the Zoning Committee Work Session will be an in-person meeting or a virtual meeting due to COVID-19. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council on each

petition that was heard on Monday, July 20, 2020 as to whether or not each petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, September 21, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Hopefully, by September 21, 2020, we will be able to have in-person meetings at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 1.47 acres and is located at the intersection of East Morehead Street and Euclid Avenue. The site is located between East Morehead Street and Royal Court.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the large majority of the site is currently zoned B-1 PED and a small portion of the site is zoned MUDD. John Carmichael then reviewed the zoning classifications of adjacent and nearby parcels of land.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the B-1 PED and MUDD zoning districts to the MUDD-O zoning district to accommodate the development of a building on the site that would contain up to 350 multi-family dwelling units and related amenities. The building would have a maximum height of 170 feet.

Bo Buchanan of Hanover addressed the meeting. He stated that Hanover is a Houston based development company and he has been with Hanover since 1993. Bo Buchanan described his role with Hanover. He stated that although he is based in Houston, he has spent a lot of time in Charlotte over the years and he developed Ashton South End.

Utilizing the power point slides, Bo Buchanan provided information on Hanover. Among other thing, Bo Buchanan stated that Hanover was founded in 1982 and it is family owned. Hanover focuses on high end multi-family and mixed use developments. Hanover likes to place a very good product on very good real estate. Hanover is not a commodity developer. Hanover is a fully integrated company.

Hanover competes on product, not price. Hanover's development history and development pipeline accounts for more than 63,000 multi-family units. Hanover currently has over 7,000 units under construction. Bo Buchanan shared a map that depicts the locations in the United States where Hanover has developed multi-family projects.

Bo Buchanan shared a slide with pictures of some of Hanover's projects and he discussed these projects. Bo Buchanan discussed Ashton South End. Bo Buchanan stated that the Southhampton project in Houston is similar to the building that is proposed to be constructed on this site. Bo Buchanan shared pictures that illustrate the exterior and interior amenities that would be part of the building proposed for this site and he discussed such amenities. He also shared pictures that show the interior finishes of the multi-family units that would be located in the building proposed for this site and he discussed such finishes.

Bo Buchanan shared and discussed the conceptual site plan for this proposed development. He stated that they want a nice pedestrian experience on Morehead Street and the other adjacent streets. There would be an 8 foot planting strip and an 8 foot sidewalk on Morehead Street, and stoops and steps would address the sidewalk.

Bo Buchanan stated that Hanover is working with Duke Energy to bury the power lines on Euclid Avenue to allow large maturing trees to be planted along the site's frontage on Euclid Avenue.

The motor court would be accessed from Euclid Avenue and it would be the first impression when someone pulls into the building. Therefore, it is important that the motor court be extremely nice. The motor court would have pavers and individuals would be greeted by a bellman.

The loading zone has been removed from Royal Court and it would be internal to the building and accessed from the motor court. Six on-street parking spaces would be created on Royal Court.

Kayvan Zarea addressed the meeting. He stated that the Southhampton development is the precedent for the quality of the building proposed for this site. He shared and discussed a series of architectural renderings/elevations of the proposed building and other exhibits.

He stated that the anchor of the building would be the corner of the site located at the intersection of East Morehead Street and Euclid Avenue. There would be a tower element. The building would be grand where the tower element meets the ground.

The parking garage would be completely screened and articulated.

The motor court would contain hardscape and landscaping.

The predominant exterior material for the building would be masonry. Different colors would be utilized for the masonry.

There would be a two story canopy at the corner of East Morehead Street and Euclid Avenue. Three townhome units would be located on the East Morehead Street facade of the building. The townhome units would have stoops and the townhome units would have a brownstone feel. The townhome units would enhance the pedestrian experience along East Morehead Street.

The bulk of the amenities would be located on the top of the building.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Bo Buchanan showed the location of the loading dock on the site plan. He stated that the loading dock would be internal to the building and would be accessed from the motor court. The loading dock has been removed from Royal Court.

- In response to a question as to why the building needs to be 170 feet in height, Bo Buchanan stated that he does not want to compete with SouthEnd communities in terms of price. Rather, he wants to compete in terms of the quality of the product. This building would command top of the market rents, and he cannot skimp on materials and amenities. He needs this building height to provide the desired quality of product. Louis Stephens added that a standard garden style apartment community could be built on the site under the site's current zoning, however, he desired a better product.

- In response to a question regarding overflow parking, Bo Buchanan stated that he doesn't anticipate a need for overflow parking. Under the current site plan, the proposed building is slightly over parked.

- In response to a question, Nate Doolittle stated that this site is just over ½ mile from the Carson Street transit station. It is walkable to the transit station from this site.
- In response to a question regarding incorporating TOD standards into the design of the project, Nate Doolittle stated that both TOD and PED standards are incorporated into the design of the project.
- In response to a question regarding adding retail to the project, Bo Buchanan stated that he looked at it but parking would be a concern and he ran out of room in the building to accommodate that type of use.
- In response to a question, Bo Buchanan stated that construction workers would not park on the adjacent streets, as they would park off-site. Materials would not be stored in the right of way.
- In response to another question regarding parking, Nate Doolittle stated that the required parking under the current B-1 PED zoning is 1.25 parking spaces per unit and this project would provide 1.35 parking spaces per unit.
- In response to a question, Bo Buchanan stated that he is working with the developer of the adjacent parcel of land and coordinating with him. Nate Doolittle stated that they are coordinating items such as streetscape design and on-street parking.
- In response to a question regarding the City requiring Hanover to fund off-site infrastructure such as storm water measures, Nate Doolittle stated that Hanover would be required to comply with all storm water requirements of the City. Bo Buchanan stated that it will cost approximately \$1 million dollars to bury the utility lines on Euclid Avenue.
- In response to a question, Nate Doolittle stated that Royal Court would be widened. Royal Court does not currently meet the City's standards. From the centerline of Royal Court to the site, there will be a full travel lane and on-street parking.
- In response to a question, Kayvan Zarea stated that there would be an approximately 30 inch building step back above the townhome units on East Morehead Street.
- In response to a question, Bo Buchanan stated that if the rezoning is approved, he would acquire the site in June 2021. Utility work would start first and then the construction of the building would commence in October 2021. It would be an approximately 20 month process to complete the building.
- In response to a question, Nate Doolittle stated that the developer of the adjacent parcel of land will also be widening Royal Court in the same fashion as Hanover.
- In response to a question, Bo Buchanan stated that the apartment units will start on the third floor of the building.
- In response to a question, Bo Buchanan stated that the building would be 15 stories in height.
- In response to a question regarding wind borne pollutants during construction, Bo Buchanan stated that he would need to speak with his construction team. If there is problem, he would take care of it.
- In response to a question regarding a noise barrier for the rooftop amenities, Bo Buchanan stated that there will be an approximately 4 foot tall glass wall around the amenity

area. Additionally, late night activities would not be allowed because they would not be consistent with our level of luxury.

- In response to a question, Bo Buchanan stated that he does not have a rendering of the Royal Court building elevation. Kayvan Zarea stated that every elevation of the building would have the same level of quality and articulation.

- In response to a question regarding how far this proposed building would be located from the Royal Court building, Nate Doolittle stated approximately 70 to 80 feet he would guess.

- In response to a question regarding how far apart this building would be from the building being developed on the adjacent parcel of land, Bo Buchanan stated that his proposed building would be at least 5 feet from the property line and then the building would step back above 3 stories.

- In response to a question, Bo Buchanan stated that he did not know how long it would take before the building would be in the dry.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

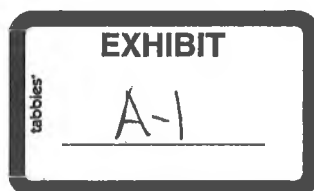
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 15th day of June, 2020

Hanover R.S. Limited Partnership, Petitioner

cc: Ms. Claire Lyte-Graham, Charlotte Planning, Design & Development (via e-mail)

2020-059	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-059		Benny	Locklear Jr.	360 south graham st	339	Charlotte	NC	28202
2020-059		Brigit	Taylor	315 Arlington Ave	1602	Charlotte	NC	28203
2020-059		Jasmine	Francis	215 N Pine Street		Charlotte	NC	28202
2020-059		Linda	Vanderbosch	600 E Worthington Ave		Charlotte	NC	28203
2020-059		Megan	Pearl	315 Arlington Avenue		Charlotte	NC	28203
2020-059		Omar	Hamid	2133 Southend dr.	301	Charlotte	NC	28203
2020-059	Arts & Science Council- Culture Blocks	Eboni	Lewis	227 W. Trade Street	250	Charlotte	NC	28202
2020-059	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2020-059	Charlotte Center City Partners- Uptown Neighborhoods	Kyle	Bridges	200 South Tryon	<Null>	Charlotte	NC	28202
2020-059	Charlotte Observer	Karen	Sullivan	600 S Tryon St	<Null>	Charlotte	NC	28202
2020-059	Charlotte Regional Realtor Association	Joe	Padilla	1201 Greenwood Cliff	<Null>	Charlotte	NC	28204
2020-059	Cherry Neighborhood Association	Kathryn	Hubicki	325 Baldwin Ave	<Null>	Charlotte	NC	28204
2020-059	Cherry Neighborhood Association	Myron	Patton	1623 Luther St	<Null>	Charlotte	NC	28204
2020-059	Cherry Neighborhood Association	Stephanie	Wick	1712 Amherst Pl	<Null>	Charlotte	NC	28204
2020-059	Cherry Neighborhood Joint Leadership Team	Sylvia	Bittle- Patton	1623 Luther Street	<Null>	Charlotte	NC	28204
2020-059	DCA Land Use	Ellen	Citarella	322 E. Kingston Ave	<Null>	Charlotte	NC	28203
2020-059	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av	<Null>	Charlotte	NC	28203
2020-059	Dilworth Community Development Association	Jill K	Walker	1140 Langanore Pl	<Null>	Charlotte	NC	28203
2020-059	Dilworth Community Development Association	John	Fryday	1119 Belgrave Pl	<Null>	Charlotte	NC	28203
2020-059	Dilworth Community Development Association	John	Gresham	717 E Kingston Av	<Null>	Charlotte	NC	28203
2020-059	Dilworth Community Development Association	Mathew	Demetriades	1320 Fillmore Avenue #422	<Null>	Charlotte	NC	28203
2020-059	Dilworth Community Development Association	Scott	Paviol	1920 Park Road	<Null>	Charlotte	NC	28203
2020-059	Dilworth Community Development Association	Sis	Atlass Kaplan	1320 Fillmore Av	318	Charlotte	NC	28203
2020-059	Ephesus Church	Wil	Mover	1510 S Mint St	<Null>	Charlotte	NC	28203
2020-059	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St	<Null>	Charlotte	NC	28202
2020-059	First Ward, Southend	Cassie	Brown	709 E. 8th Street	<Null>	Charlotte	NC	28202
2020-059	Fourth Ward	Terri	Cain	127 N. Tryon St. #14	<Null>	Charlotte	NC	28202
2020-059	Friends & Residents Of Historic Cherry	Karen	Jensen	311 Baldwin Av	<Null>	Charlotte	NC	28204
2020-059	Historic South End	Megan	Gude	1507 Camden Road	<Null>	Charlotte	NC	28203
2020-059	Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St	<Null>	Charlotte	NC	28202
2020-059	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road	<Null>	Charlotte	NC	28203
2020-059	The Cherry Community Organization (CCO)	Barbara	Rainey	610 Baldwin Avenue	<Null>	Charlotte	NC	28204
2020-059	Villa Heights Community Organization	Candace	Davis	129 W. Trade St. Eighth Floor		Charlotte	NC	28202
2020-059	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr	<Null>	Charlotte	NC	28203
2020-059	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave	<Null>	Charlotte	NC	28203
2020-059	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr	<Null>	Charlotte	NC	28203



2020-059	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-059	12302308	RMPI-EUCUD LLC			C/O BEACON PARTNERS	500 EAST MOREHEAD ST SUITE 200		CHARLOTTE	NC	28205
2020-059	12302308	618 ELM LLC				700 EAST MOREHEAD ST	STE 100 B	CHARLOTTE	NC	28202
2020-059	12302309	AB MOREHEAD CHARLOTTE LLC			C/O ASTON PROPERTIES INC	500 E. MOREHEAD ST SUITE 200		CHARLOTTE	NC	28202
2020-059	12302310	DOMA VIDA X LLC				602 EAST MOREHEAD ST		CHARLOTTE	NC	28202
2020-059	12305310	DUKE ENDOWMENT THE				100 NORTH TRYON ST SUITE 3500		CHARLOTTE	NC	28202
2020-059	12305403	CHARLOTTE-MECKLENBURG HOSPITAL	AUTHORITY			PO BOX 32861		CHARLOTTE	NC	28232
2020-059	12305413	7 E M LLC				700 E MOREHEAD ST STE 100B		CHARLOTTE	NC	28208
2020-059	12517201	DND GROUP LLC				3908 CORPORATION CIR		CHARLOTTE	NC	28216
2020-059	12517202	ROSS	ERIKA			701 ROYAL CT UNIT 712		CHARLOTTE	NC	28202
2020-059	12517203	D LORIO	SOFIA M			701 ROYAL CT UNIT 713		CHARLOTTE	NC	28202
2020-059	12517204	TARVER	TEDRICK L	JORDANA	TARVER	701 ROYAL CT UNIT 801		CHARLOTTE	NC	28202
2020-059	12517205	HAGEMEIJER	NETHANEL			701 ROYAL CT UNIT 802		CHARLOTTE	NC	28202
2020-059	12517206	HERNANDEZ	LYNN	ISAAC	CHAVARRIA	701 ROYAL CT UNIT 803		CHARLOTTE	NC	28202
2020-059	12517207	BARRIOS	MARYIA P			701 ROYAL CT UNIT 804		CHARLOTTE	NC	28202
2020-059	12517208	STONE	JOSHUA L	VICKI H	STONE	701 ROYAL CT UNIT 805		CHARLOTTE	NC	28202
2020-059	12517209	KUZNAR	THADDEUS J			701 ROYAL CT UNIT 806		CHARLOTTE	NC	28202
2020-059	12517210	DRUMWRIGHT	KATHRYN R			9650 SHORE DR UNIT 2102		MYRTLE BEACH	SC	29572
2020-059	12517211	WONG	JULIA F			76 SEMINARY ST		NEW CANAN	CT	06840
2020-059	12517212	FIDDEE	REBECCA			701 ROYAL CT UNIT 810		CHARLOTTE	NC	28202
2020-059	12517213	COADA	DIANA			701 ROYAL CT APT 811		CHARLOTTE	NC	28202
2020-059	12517214	COHEN	REBECCA K			701 ROYAL COURT UNIT 812		CHARLOTTE	NC	28202
2020-059	12517215	FUNK	DANIEL L			11715 NW 38TH AVE		VANCOUVER	WA	98685
2020-059	12517216	MIKHAIL	SUSAN			701 ROYAL CT APT 901		CHARLOTTE	NC	28202
2020-059	12517217	LACLAIR	DAVID JOHN			701 ROYAL CT UNIT 902		CHARLOTTE	NC	28202
2020-059	12517218	PHILIPS	SPENCER MARKLAND			701 ROYAL CT UNIT 903		CHARLOTTE	NC	28202
2020-059	12517219	HEALY	SHANNON M			701 ROYAL CT UNIT 904		CHARLOTTE	NC	28202
2020-059	12517220	GREMBIEN	DEREK B	VIRGINIA L	GREMBIEN	701 ROYAL CT UNIT 906		CHARLOTTE	NC	28202
2020-059	12517221	ROBERTS	MARTIN BRADSHAW			701 ROYAL CT UNIT 907		CHARLOTTE	NC	28202
2020-059	12517222	PARKER	GREGORY D	CHARLES R	DICKERSON	701 ROYAL CT UNIT 908		CHARLOTTE	NC	28202
2020-059	12517223	GRAVES	EARL G JR	ROBERTA D	GRAVES	123 RANDOM FARMS DR		CHAPPAQUA	NY	10514
2020-059	12517224	LYONS	CLARENCE L			701 ROYAL CT UNIT 911		CHARLOTTE	NC	28202
2020-059	12517225	STONE	FREDERICK BARTON	JACQUELINE POWERS	STONE	701 ROYAL COURT UNIT 912		CHARLOTTE	NC	28202
2020-059	12517226	VUCISH	PAUL			701 ROYAL CT UNIT 913		CHARLOTTE	NC	28202
2020-059	12517227	KIN	DENNIS TUANMO WO	JONATHAN S	PHARM	701 ROYAL CT UNIT 1001		CHARLOTTE	NC	28202
2020-059	12517228	SPRADLING	STEPHEN	BARBARA	SPRADLING	701 ROYAL COURT UNIT 1002		CHARLOTTE	NC	28202
2020-059	12517229	MARTIN	PATRICK J	SUSAN C	MARTIN	701 ROYAL CT UNIT 1004		CHARLOTTE	NC	28202
2020-059	12517230	RUSSELL	ROBERT E	JANIE W	RUSSELL	701 ROYAL CT UNIT 1007		CHARLOTTE	NC	28202
2020-059	12517231	FEDERAL NATIONAL MORTGAGE ASSOCIATION				5600 GRANITE PKWY BLDG VII		PLANO	TX	75024
2020-059	12517232	JOHNSON	RONALD H			701 ROYAL CT UNIT 1009		CHARLOTTE	NC	28202
2020-059	12517233	PHARES	JACOB	REBECCA	PHARES	701 ROYAL CT UNIT 1010		CHARLOTTE	NC	28202
2020-059	12517234	CLARK	RANJANA BHATTACHARYA	MICHAEL F	CLARK	3961 25TH ST		SAN FRANCISCO	CA	94114
2020-059	12517235	MILLS	RICHARD T			701 ROYAL CT UNIT 1012		CHARLOTTE	NC	28202
2020-059	12517236	BRADLEY	JONATHAN L	EDWARD M	HULL	701 ROYAL CT UNIT 1101		CHARLOTTE	NC	28202
2020-059	12517237	SORKIN-ROCKSTEIN	MICA	ALISA MARIE	NOTTE	701 ROYAL CT UNIT 1102		CHARLOTTE	NC	28202
2020-059	12517238	ANANTHAKRISHMAN	LEKHA	NIRMALYA	BANERJEE	701 ROYAL COURT UNIT 1103		CHARLOTTE	NC	28202
2020-059	12517239	GANDEE	DEBORA J			701 ROYAL CT UNIT 1104		CHARLOTTE	NC	28202
2020-059	12517240	BOUALI	THAYER	KHOLOUD	AL-KHAYER	701 ROYAL CT UNIT 1105		CHARLOTTE	NC	28202
2020-059	12517241	KITTELSON	ANDREW			701 ROYAL CT UNIT 1106		CHARLOTTE	NC	28202
2020-059	12517242	JOHNSON	FRANK D			PO BOX 19707		CHARLOTTE	NC	28219
2020-059	12517302	ZIMMERMAN COMMERCIAL LLC			C/O DAVID ZIMMERMAN	2721 PICARDY PL		CHARLOTTE	NC	28207
2020-059	12517303	EXECUTIVE PARK INVESTMENTS LLC (BY MERGER)				2241 PINWOOD CIRCLE		CHARLOTTE	NC	28211
2020-059	12517305	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2020-059	12517311	DUKE POWER CO	ATTN: TAX DEPT - P805B			422 S O'URCH ST		CHARLOTTE	NC	28242
2020-059	12517313	DUKE POWER CO	ATTN: TAX DEPT - P805B			422 S CHURCH ST		CHARLOTTE	NC	28242
2020-059	12517318	MCWEEN ASSOCIATES			% SCI MGMT CORP/LOCAL TAX DEPT	6005 ROBIN HOLLOW DR		CHARLOTTE	NC	28227
2020-059	12517319	BMPI-EM801 LLC				500 EAST MOREHEAD ST SUITE 200		CHARLOTTE	NC	28205
2020-059	12517331	COULTHARD	JASON M			701 ROYAL CT UNIT 101		CHARLOTTE	NC	28202
2020-059	12517332	PARROTT	MICHAEL DANE			701 ROYAL CT UNIT 102		CHARLOTTE	NC	28202
2020-059	12517333	BONITTO	JACOB A			701 ROYAL CT UNIT 103		CHARLOTTE	NC	28202
2020-059	12517334	BERRY	DYLAN T			701 ROYAL CT UNIT 104		CHARLOTTE	NC	28202
2020-059	12517335	RUSSING	LOYD J			701 ROYAL COURT UNIT 105		CHARLOTTE	NC	28202
2020-059	12517336	ELLSWORTH	MARSHA G			701 ROYAL COURT UNIT 106		CHARLOTTE	NC	28202
2020-059	12517337	STERN	JASON	JOHN FREIDY	CASTANO-GALLEGO	701 ROYAL CT UNIT 107		CHARLOTTE	NC	28202
2020-059	12517338	BUSH	ROBERT E JR			701 ROYAL CT UNIT 201		CHARLOTTE	NC	28202
2020-059	12517339	LILLEN	ROBERT SHERWOOD			101 N TRYON ST UNIT 1900		CHARLOTTE	NC	28246
2020-059	12517340	NGUYEN	TRANG H			701 ROYAL CT UNIT 302		CHARLOTTE	NC	28202
2020-059	12517341	PESTA	SCOTT J			4230 DEMBIGH DR		CHARLOTTE	NC	28226
2020-059	12517342	NEAL	CHRISTINA L			701 ROYAL CT UNIT 304		CHARLOTTE	NC	28202
2020-059	12517343	FREE	JANET L			701 ROYAL CT UNIT 305		CHARLOTTE	NC	28202
2020-059	12517344	GELLMAN	LAURA D			701 ROYAL COURT UNIT 306		CHARLOTTE	NC	28202
2020-059	12517345	LEE	DANA K			701 ROYAL CT UNIT 308		CHARLOTTE	NC	28202
2020-059	12517346	FREY	RUSSELL D			701 ROYAL CT UNIT 309		CHARLOTTE	NC	28202
2020-059	12517347	KANE	ERIN E			701 ROYAL CT UNIT 310		CHARLOTTE	NC	28202
2020-059	12517348	ARBORIO	DOUGLAS EVANS			1305 SOUTH COLLEGE ST UNIT 2116		CHARLOTTE	NC	28203
2020-059	12517349	MAXWELL	DEBE T	RAYMOND III	MAXWELL	701 ROYAL COURT UNIT UNIT 312		CHARLOTTE	NC	28202
2020-059	12517350	POE	MARSHA DEAN			701 ROYAL CT UNIT 313		CHARLOTTE	NC	28202
2020-059	12517351	ARINC	MERT			9206 COWY HOLLOW CT		CHARLOTTE	NC	28210
2020-059	12517352	BILLOW	REBECCA S			701 ROYAL CT UNIT 402		CHARLOTTE	NC	28202
2020-059	12517353	HAN	TIANGE	JOHN BRYAN	HUBER	701 ROYAL CT UNIT 403		CHARLOTTE	NC	28202
2020-059	12517354	HUBER	KRYSTA			701 ROYAL CT UNIT 404		CHARLOTTE	NC	28202
2020-059	12517355	BOLSHAKOV	ANDRI			701 ROYAL CT UNIT 405		CHARLOTTE	NC	28202
2020-059	12517356	SWEENEY	ROBERT C	PEGGY A	SWEENEY	701 ROYAL CT UNIT 406		CHARLOTTE	NC	28202
2020-059	12517357	CURE	DAVE			405 NORTH SHORE DR		HASTINGS	NE	68901
2020-059	12517358	BECK	NICOLE			701 ROYAL CT UNIT 409		CHARLOTTE	NC	28202
2020-059	12517359	ASHWELL	MEREDITH G			701 ROYAL CT UNIT 410		CHARLOTTE	NC	28202
2020-059	12517360	OTT	STEVEN	CONNIE	OTT	701 ROYAL CT UNIT 411		CHARLOTTE	NC	28202
2020-059	12517361	PERRIN	SHANNON L			701 ROYAL CT UNIT 412		CHARLOTTE	NC	28202
2020-059	12517362	JOHNSON	FRANK O			PO BOX 19707		CHARLOTTE	NC	28202
2020-059	12517363	ROYAL COURT 501 LLC			ATTN BARRY CHAN	5421 HARDISON RD		CHARLOTTE	NC	28226
2020-059	12517364	PELLEGRINO	SARAH KELLEY			701 ROYAL CT UNIT 502		CHARLOTTE	NC	28202
2020-059	12517365	SOLDAN	BOJAN			701 ROYAL CT UNIT 503		CHARLOTTE	NC	28202
2020-059	12517366	ROSA	JACINTH J			7 PARSELL LN		WESTPORT	CT	06880
2020-059	12517367	HAUSER	ANDREW P			701 ROYAL CT UNIT 505		CHARLOTTE	NC	28202
2020-059	12517368	THOMAS	HENRY H II			701 ROYAL CT UNIT 506		CHARLOTTE	NC	28202
2020-059	12517369	DIAMOND	CHRISTOPHER			701 ROYAL COURT UNIT 508		CHARLOTTE	NC	28202
2020-059	12517370	MARSIGLIA	MICHAEL A			701 ROYAL CT UNIT 509		CHARLOTTE	NC	28202
2020-059	12517371	STONE	JOSEPH B			701 ROYAL CT UNIT 510		CHARLOTTE	NC	28202
2020-059	12517372	HAMER	ROBERT F			701 ROYAL CT UNIT 511		CHARLOTTE	NC	28202
2020-059	12517373	LAING-MEASON	NICHOLAS			701 ROYAL COURT UNIT 512		CHARLOTTE	NC	28202
2020-059	12517374	JONES	GREGORY R	JENNIFER AUSTIN	JONES	231 POST OAK RD		CHARLOTTE	NC	28270
2020-059	12517375	MOONEY	THOMAS E	JACKIE E	MOONEY	701 ROYAL CT UNIT 601		CHARLOTTE	NC	28202
2020-059	12517376	SCHUSTER SR	ROBERT J	CATHERINE F	SCHUSTER	1310 KENILWORTH AVE UNIT 512		CHARLOTTE	NC	28202
2020-059	12517377	GIULIANO	DANIEL			701 ROYAL CT UNIT 603		CHARLOTTE	NC	28202
2020-059	12517378	LIAGAS	VICKIE V			701 ROYAL CT UNIT 604		CHARLOTTE	NC	28202
2020-059	12517379	HOPPER	NICHOLAS T			701 ROYAL COURT UNIT 605		CHARLOTTE	NC	28202
2020-059	12517380	SHIELDS	WALLACE H	DEBORAH B	SHIELDS	701 ROYAL COURT UNIT 606		CHARLOTTE	NC	28202
2020-059	12517381	DENHARD	THOMAS S	MARY JO	DENNARD	338 COOPER RIVER DR		MOUNT PLEASANT	SC	29464
2020-059	12517382	TARVER	DIYAN	JAZZMINE	TARVER	701 ROYAL CT UNIT 609		CHARLOTTE	NC	28202
2020-059	12517383	PRAYER	LESLIE			4314 WATERBURY DR		CHARLOTTE	NC	28209
2020-059	12517384	DE VECCHI	ALESSANDRA			4314 WATERBURY DR		CHARLOTTE	NC	28209
2020-059	12517385	DE VECCHI	ALESSANDRA			701 ROYAL COURT APT 612		CHARLOTTE	NC	28202

2020-059	12517386	MADIC	DRAGAN		701 ROYAL CT	STE 613	CHARLOTTE	NC	28202
2020-059	12517387	BOYD	CECILIA		701 ROYAL CT UNIT 701		CHARLOTTE	NC	28202
2020-059	12517388	WILLIAMS	BRIAN G		701 ROYAL CT UNIT 702		CHARLOTTE	NC	28202
2020-059	12517389	RUSS	MARY L		701 ROYAL CT UNIT 703		CHARLOTTE	NC	28202
2020-059	12517390	MCCLURE	EVAN S		701 ROYAL COURT UNIT 704		CHARLOTTE	NC	28202
2020-059	12517391	BACON	JONATHAN MARK		701 ROYAL CT UNIT 705		CHARLOTTE	NC	28202
2020-059	12517392	PENNER	CHARLES C		PO BOX 33604		CHARLOTTE	NC	28238
2020-059	12517393	BROWN	STEFAN A		701 ROYAL CT UNIT 708		CHARLOTTE	NC	28202
2020-059	12517394	DERLATH	STEPHEN		701 ROYAL CT		CHARLOTTE	NC	28202
2020-059	12517395	MERRILL	SAMUEL		701 ROYAL COURT UNIT 710		CHARLOTTE	NC	28202
2020-059	12517402	ROLL TRIPLE SEVENS LLC			4011 ABINGDON RD		CHARLOTTE	NC	28211
2020-059	12517405	MCEWEN ASSOCIATES		MCDOWELL/COCHRANE	6005 ROBIN HOLLOW DR		CHARLOTTE	NC	28227
2020-059	12517406	MCEWEN ASSOC		% PROPERTY TAX DEPT-8TH FLOOR	6005 ROBIN HOLLOW DR		CHARLOTTE	NC	28227
2020-059	12517407	ELLINGTON	MARY EDNA MCEWEN	FRANCES MCEWEN	HUNTER		CHARLOTTE	NC	28227
2020-059	12517408	ROLL TRIPLE SEVENS LLC			4011 ABINGDON RD		CHARLOTTE	NC	28211
2020-059	12517505	SUN LIFE ASSURANCE COMPANY OF CANADA			ONE SUN LIFE EXECUTIVE PARK		WELLESLEY HILLS	MA	02481
2020-059	12517506	SIX HUNDRED FIFTEEN MOREHEAD STREET LLC			PO BOX 12477		CHARLOTTE	NC	28220
2020-059	12517518	DUKE POWER CO	ATTN: TAX DEPT - P805B		422 S CHURCH ST		CHARLOTTE	NC	28242
2020-059	12517519	MOREHEAD PARKING FACILITY LLC		C/O 615 MOREHEAD ST LLC	PO BOX 12477		CHARLOTTE	NC	28220

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2020-059** filed by Hanover R.S. Limited Partnership to request the rezoning of an approximately 1.474 acre site located on the southeast corner of the intersection of East Morehead Street and Euclid Avenue

**Date and Time
of Meeting:** Thursday, June 11, 2020 at 6:30 p.m.

Place of Meeting: **See Below for Information on How to Access the Virtual Community Meeting**

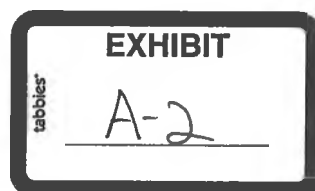
We are assisting Hanover R.S. Limited Partnership (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 1.474 acre site located on the southeast corner of the intersection of East Morehead Street and Euclid Avenue from the B-1 PED and MUDD zoning districts to the MUDD-O zoning district. The purpose of this rezoning request is to accommodate the development of a building on the site that would contain a maximum of 350 multi-family dwelling units and have a maximum height of 170 feet.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition to be held on Thursday, June 11, 2020 at 6:30 p.m. **Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their personal email addresses to nspeed@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting.** If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and you would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the virtual Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-059), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-059.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

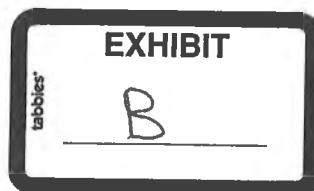
cc: Mr. Larken Egleston, Charlotte City Council District 1 (via email)
Ms. Claire Lyte-Graham, Charlotte Planning, Design & Development Department (via email)

Date Mailed: May 29, 2020

Community Meeting
Rezoning of Property on East Morehead Street
Petition No. 2020-059

Zoom Webinar Participants

Jan Free
Robert Bush
Barbara Spradling
David LaClair
Cathy Schuster
Debbie Gandee
Mary Russ
Dennis (last name not provided)
Ted Hull
Greg Parker
Ellen Citarella
Franklin Keathley
Jill Walker
John Gresham
Sis Kaplan
Valerie Preston
Marsha Poe
Mary Margaret Licisyn
Richard Mills
Deborah Shields



Rezoning Petition No. 2020-059

Hanover R.S. Limited Partnership, Petitioner

Community Meeting

June 11, 2020



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning
- IV. Rezoning Request
- V. Information on Hanover
- VI. Review of Rezoning Plan
- VII. Review of Building Design
- VIII. Questions



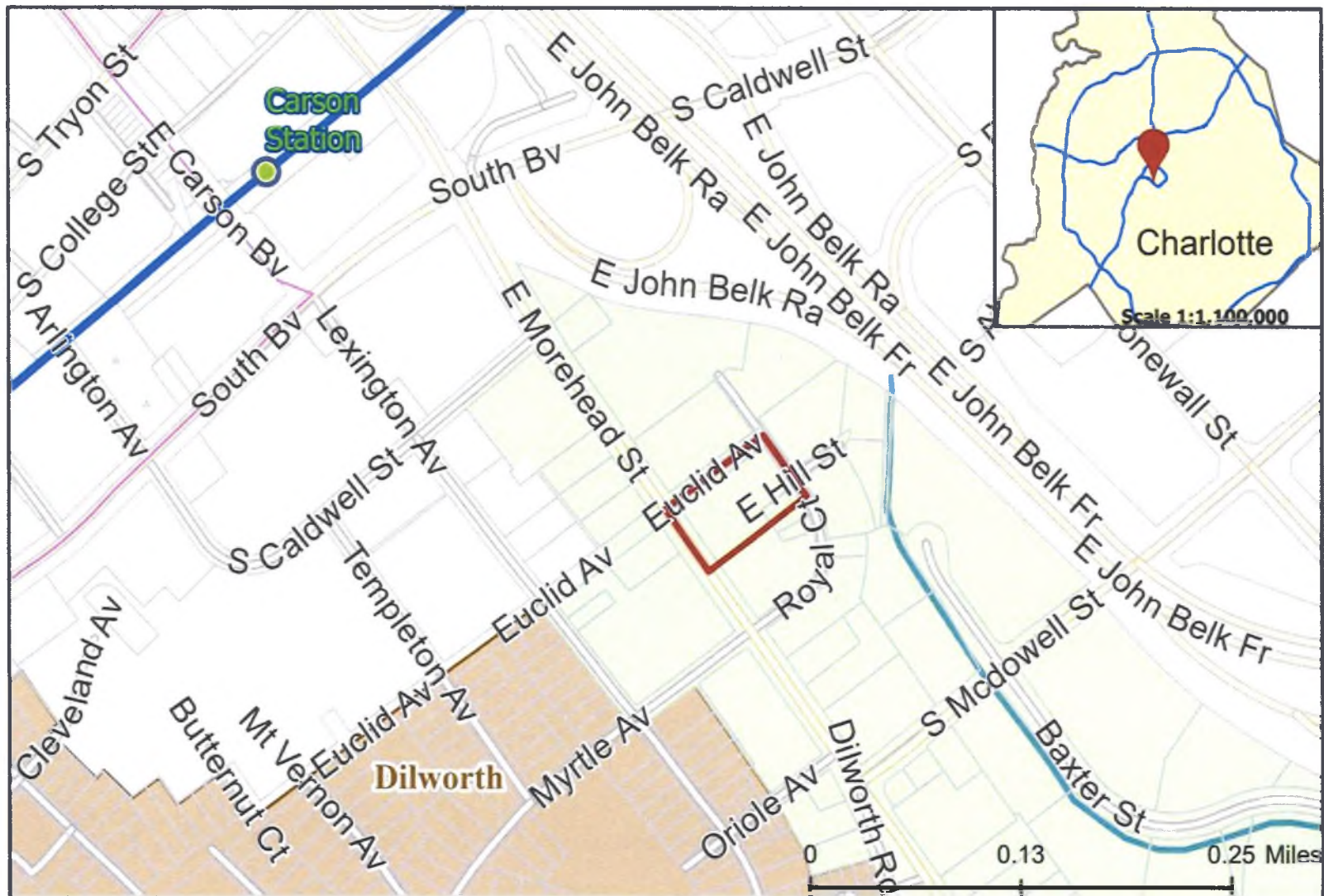
Team

- Bo Buchanan, Hanover R.S. Limited Partnership
- Kayvan Zarea, Hanover R.S. Limited Partnership
- Nate Doolittle, LandDesign
- Louis Stephens, Landowner
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, July 20, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, August 4, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, September 21, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center

Site



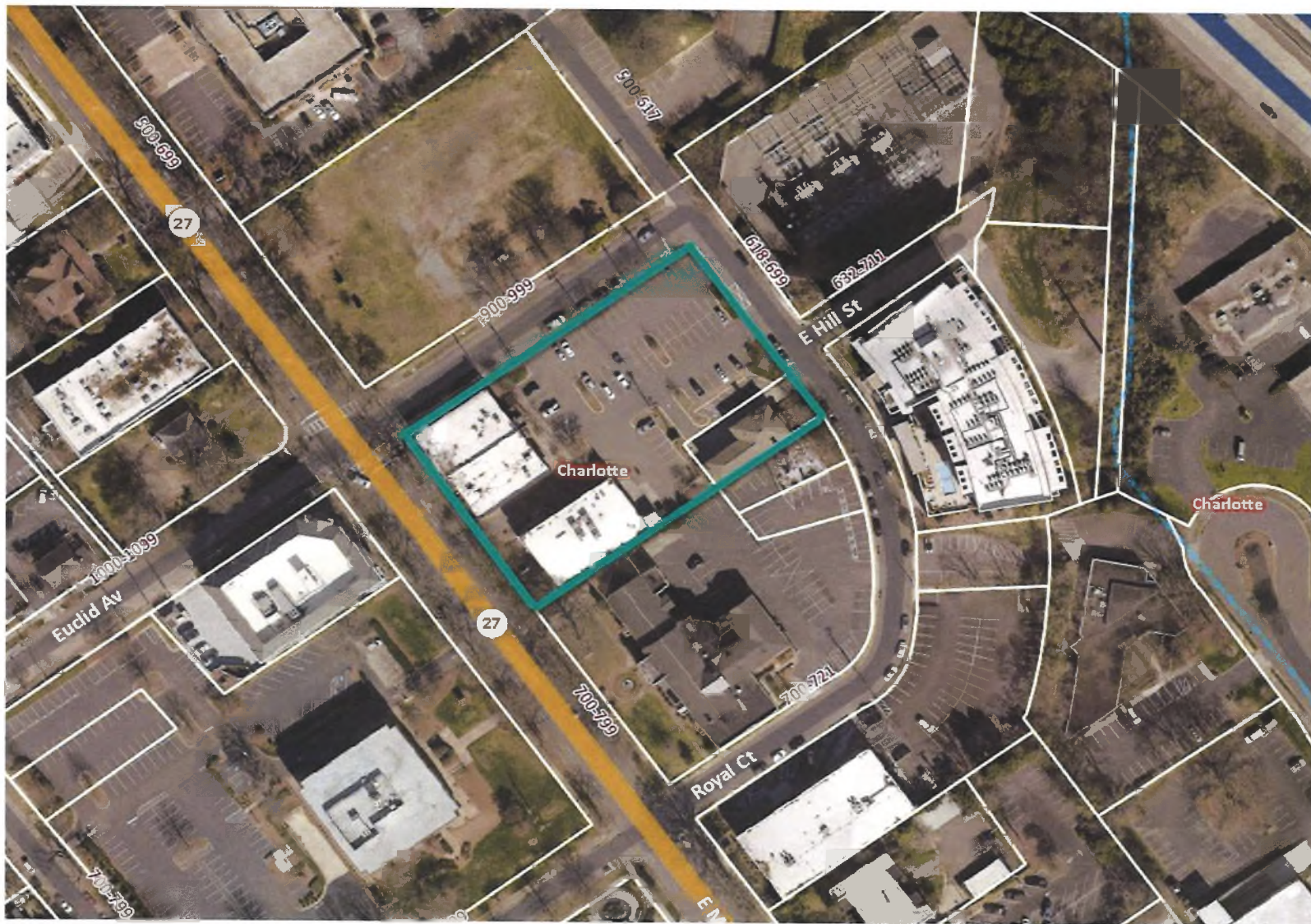
Site



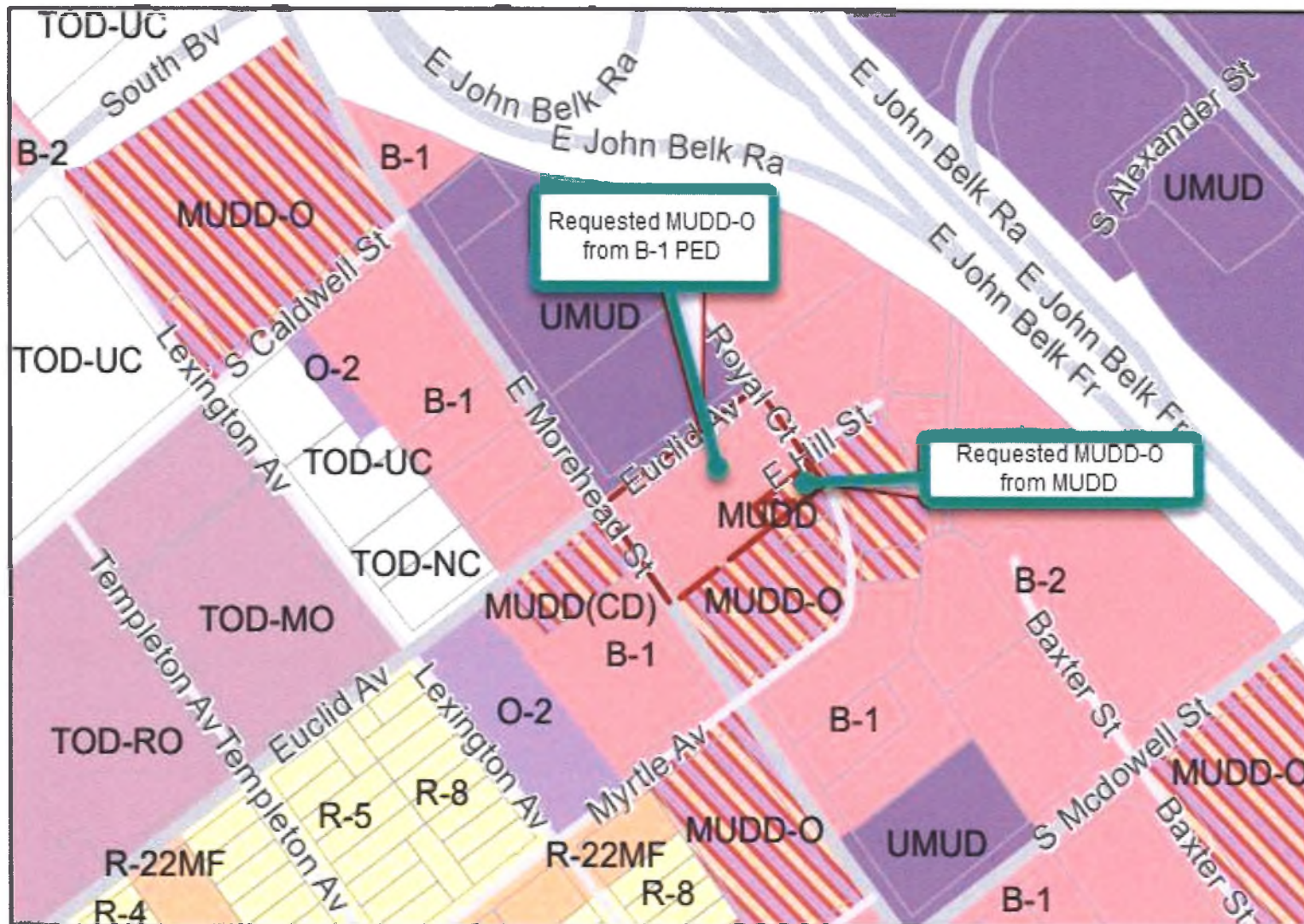
Site



Site



Current Zoning of the Site and Nearby Parcels



Rezoning Request

Requesting that the site be rezoned from the B-1 PED and MUDD zoning districts to the MUDD-O zoning district to accommodate the development of a building on the site that would contain up to 350 multi-family dwelling units and related amenities.

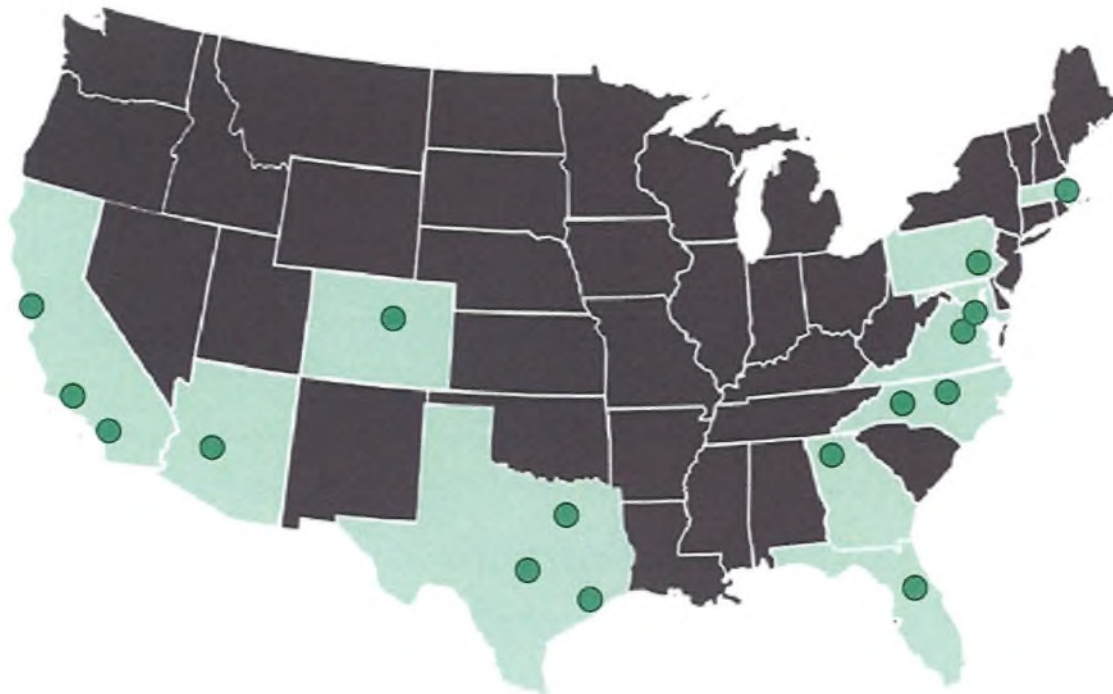
Bo Introduction

Information on Hanover



The Hanover Company

- Hanover has experience operating a national platform with development experience in Arizona, California, Colorado, Washington D.C., Florida, Georgia, Idaho, Kansas, Maryland, Massachusetts, New Hampshire, North Carolina, Oklahoma, Pennsylvania, Tennessee, Texas, Virginia, and Washington
- Hanover seeks to develop in markets that offer strong rent growth potential and institutional investor interest:
 - » Target Markets – Atlanta, Austin, Baltimore, Boston, Charlotte, Dallas, Denver, Houston, Los Angeles, Orlando, Philadelphia, Phoenix, Raleigh, San Diego, San Francisco, and Washington D.C.
- Limiting geographic focus to target markets enables Hanover to minimize execution risk through market knowledge gained through market experience.



HANOVER BLVD PLACE, HOUSTON, TX



HANOVER BUCKHEAD VILLAGE, ATLANTA, GA



HANOVER SOUTHAMPTON, HOUSTON, TX



SOUTHWEST, AUSTIN, TX



ASHTON SOUTH END, CHARLOTTE, NC



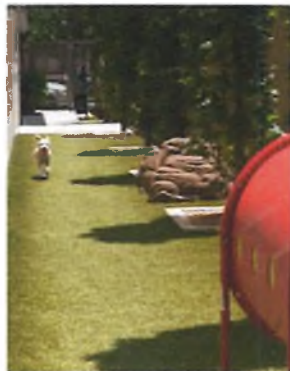
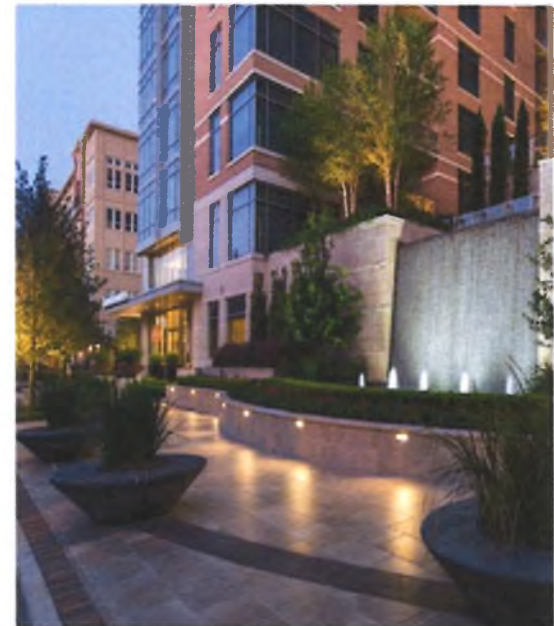
THE ASHTON, DALLAS, TX



Precedent Images – Building Exterior



Precedent Images – Exterior Amenities



Precedent Images – Interior Amenities



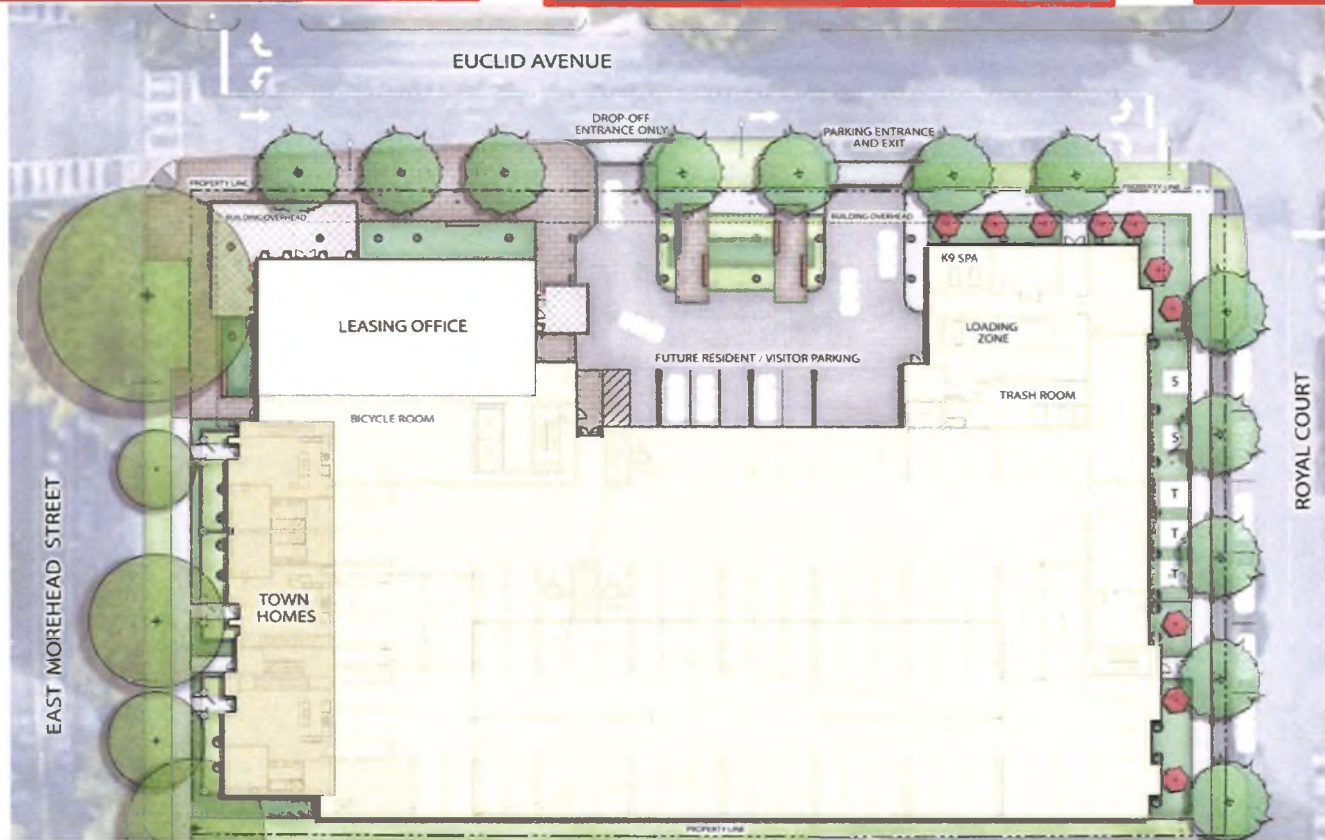
Precedent Images – Unit Finishes



Zoning Plan – Conceptual Site Plan



- 1.5 Acres
- 338 Units
- 184 1BR
- 132 2BR
- 22 3BR
- 461 Parking

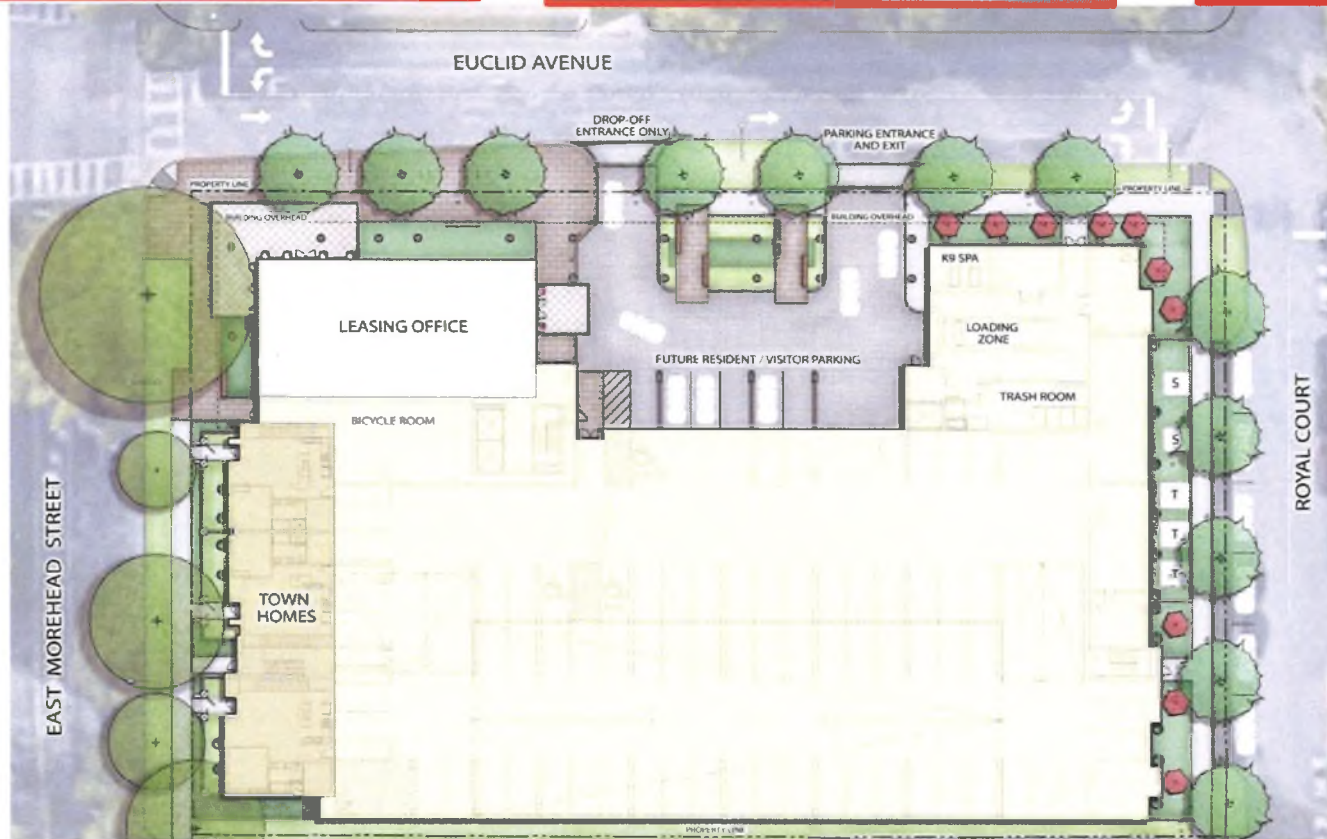




Zoning Plan – Conceptual Site Plan



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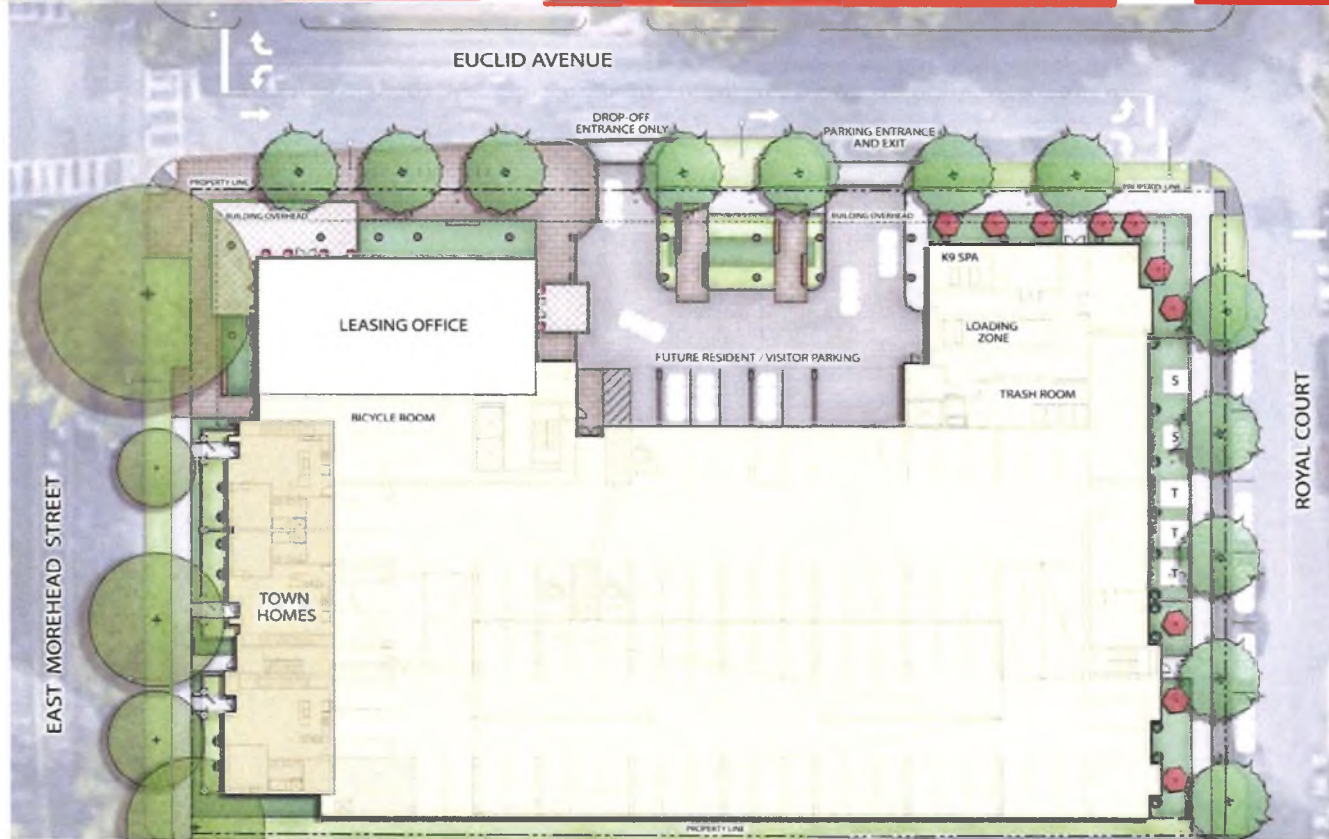




Zoning Plan – Conceptual Site Plan



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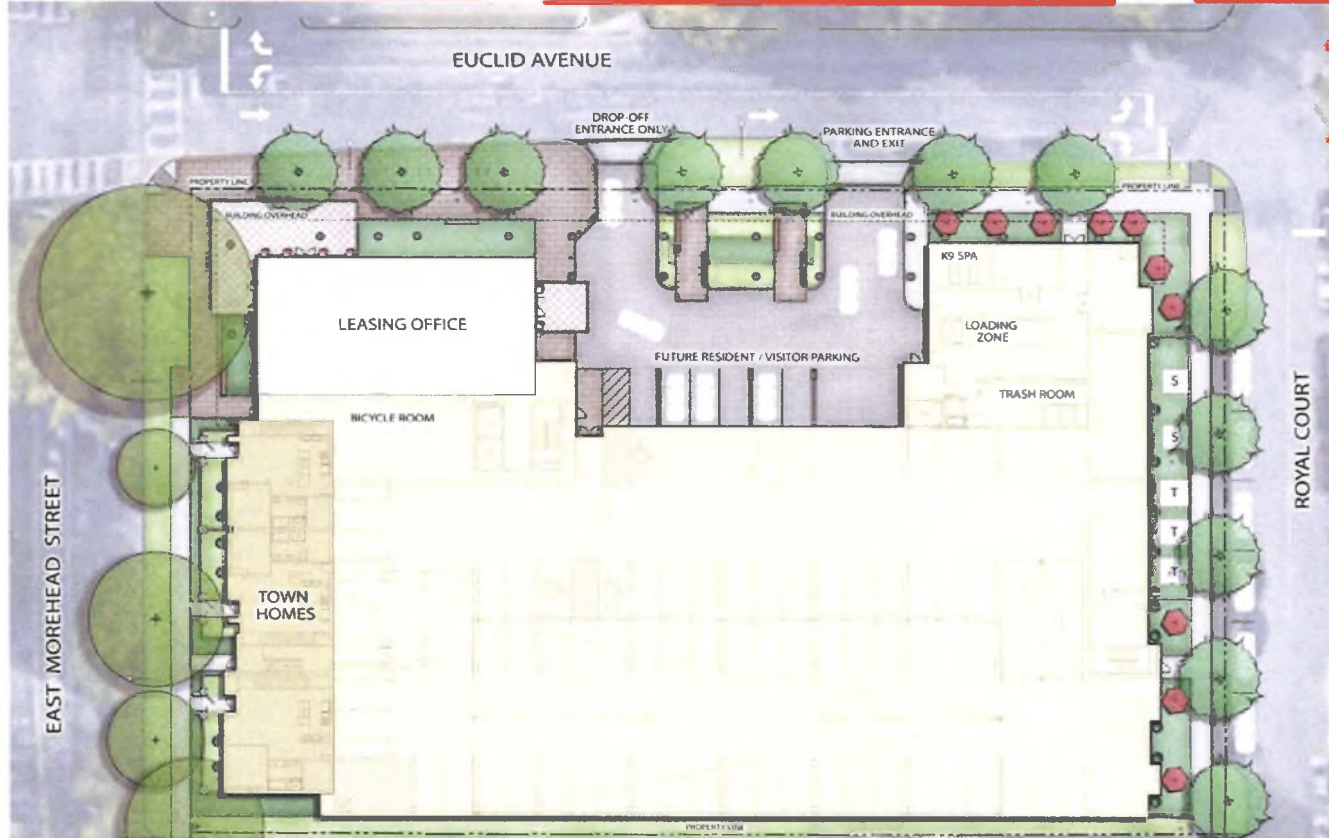




Zoning Plan – Conceptual Site Plan



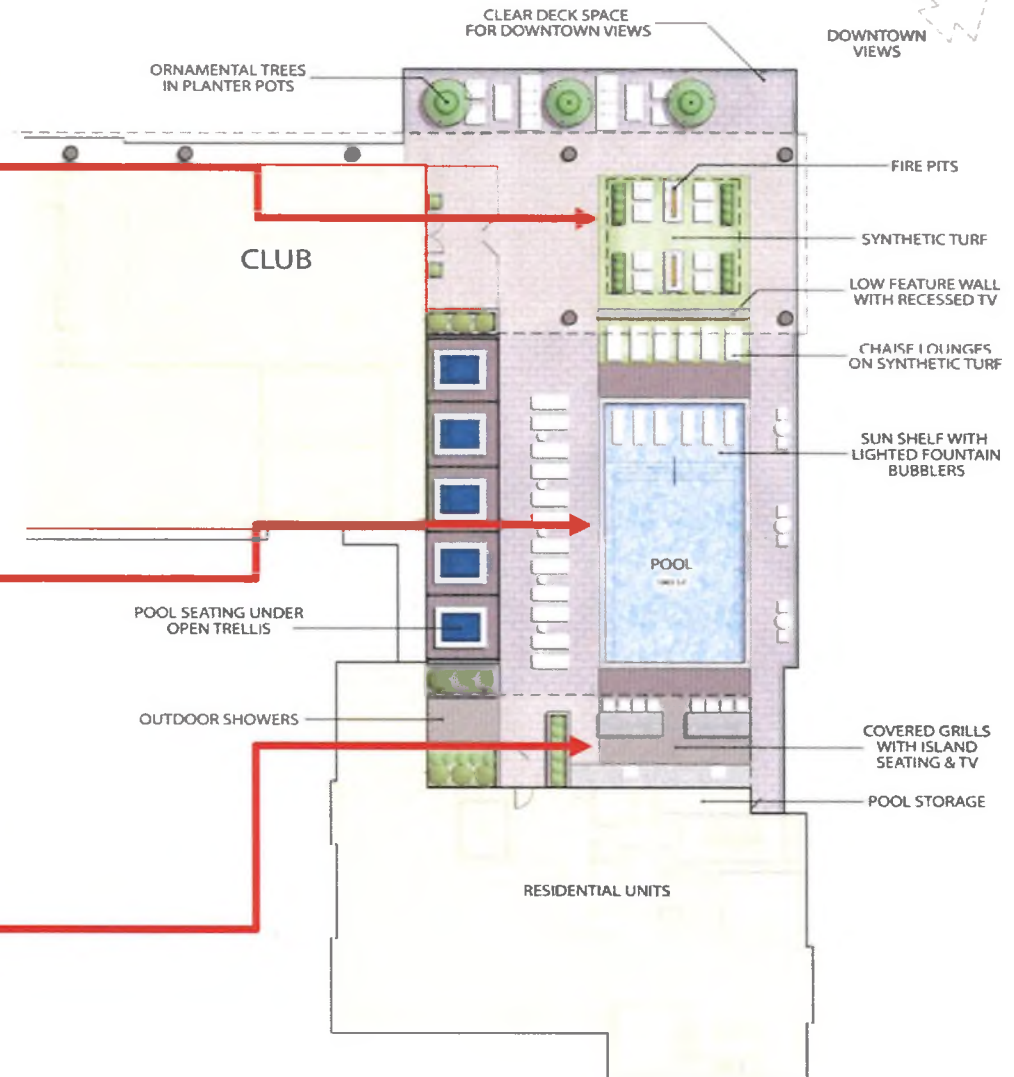
- 1.5 Acres
- 338 Units
- 184 1BR
- 132 2BR
- 22 3BR
- 461 Parking



Zoning Plan – Podium Amenities



Zoning Plan – Sky Deck



Building Design – Morehead Rendering



This rendering is intended to exhibit level of quality and scale only. Materials and any other design details decision will be made at the sole discretion of the developer as long as they comply with the applicable building codes and ordinances.

Building Design – Entry Rendering



This rendering is intended to exhibit level of quality and scale only. Materials and any other design details decision will be made at the sole discretion of the developer as long as they comply with the applicable building codes and ordinances.

Building Design – North Rendering



This rendering is intended to exhibit level of quality and scale only. Materials and any other design details decision will be made at the sole discretion of the developer as long as they comply with the applicable building codes and ordinances.



Questions